

CITY OF HARDEEVILLE  
PUBLIC HEARING & REGULAR  
CITY COUNCIL MEETING  
OCTOBER 5, 2006  
6:00 PM

Present: Mayor Rodney Cannon, Mayor Pro Tem Willis, Council Members Bea Jones, Bill Horton, & Earl Cooler. City Attorney David Tedder, ACM Kevin Griffin, City Clerk Cindy Thompson, Finance Director Michelle Werner, Planning Director Brana Snowden, Recreation Director Joe Gailey, Fire Chief John Ekaitis, Police Chief Jimmy Hubbard & Media Director Paul Floeckher

I. **CALL TO ORDER**

Mayor Cannon called the meeting to order.

II. **INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Willis gave the invocation.

III. **PUBLIC PRESENTATIONS/COMMENTS(2 MINUTE TIME LIMIT)**

None.

IV. **PROCLAMATIONS**

- A. DOMESTIC VIOLENCE AWARENESS MONTH
- B. FIRE PREVENTION WEEK
- C. BREAST CANCER AWARENESS MONTH

V. **OLD BUSINESS**

- A. SECOND READING OF AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF THE PROPERTY KNOWN AS TMP 041-00-04-005 (+/- 2,742 AC) KNOWN AS THE ANDERSON TRACT (2006-7-1)  
Planning Director Snowden stated this was given first reading in July. They have been working on the PDD and the Development Agreement. It is staff's recommendation to annex this property.

**PUBLIC COMMENT-None**

Mayor Pro Tem Willis made a motion to accept this ordinance as written; motion received a proper second from Council Member Jones and passed unanimously.

- B. SECOND READING OF AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE OF THE HARDEEVILLE MUNICIPAL ZONING AND DEVELOPMENT ORDINANCE TO PROVIDE FOR PLANNED DEVELOPMENT DISTRICT (PDD) ZONING AND APPROVING A CONCEPTUAL MASTER PLAN FOR THE **ANDERSON TRACT** (2006-9-7E) (See attached Executive Summary)

Planning Director Snowden stated this is the zoning assignment for the Anderson tract. It is approximately 3200 residential units, but no more than 3888. If any kind of commercial conversion, 71 acres of commercial retail, they will have to have a minimum of 20 acres. It is staff and Planning Commission's recommendation for approval.

**PUBLIC COMMENT-None**

Council Member Horton made a motion to accept this ordinance as written; motion received a proper second from Council Member Jones and passed unanimously.

C. SECOND READING OF AN ORDINANCE AUTHORIZING A DEVELOPMENT AGREEMENT FOR THE **ANDERSON TRACT** WITH TMP 041-00-04-005 (+/-2,742 AC) (2006-9-7F)

City Attorney Tedder stated since the last meeting; they have continued to look at the DA which has had some changes incorporated in to it. The DA does include the same ranges of fees; it requires certain road improvements. Staff has reviewed the document and believes this is a fair development agreement. Attorney Tedder stated he would like a clause to be added to the cover ordinance so it will have the same language as the other development agreements.

**PUBLIC COMMENT-None**

Council Member Jones made a motion to accept this ordinance with the proposed change; motion received a proper second from Council Member Horton and passed unanimously.

D. SECOND READING OF A SET OFF DEBT COLLECTION ORDINANCE (2006-9-21A)

Council Member Horton made a motion to accept this ordinance as written; motion received a proper second from Council Member Jones and passed unanimously.

E. SECOND READING OF AN ORDINANCE TO PROVIDE FOR ANNEXATION OF THE PROPERTY WITH TMP 041-00-04-009 (+/-6.49 ACES) KNOWN AS THE **GETSINGER** PROPERTY LOCATED ON HWY 278 AND BRICKYARD ROAD (2006-9-21C)

Planning Director Snowden stated there have been no changes since the first reading. Staff recommends approval.

**PUBLIC COMMENT-None**

Mayor Pro Tem Willis made a motion to accept this ordinance as written; motion received a proper second from Council Member Cooler and passed unanimously.

F. SECOND READING OF AN ORDINANCE FOR A ZONING AMENDMENT FOR THE FOLLOWING PARCEL 041-00-04-009 LOCATED ON HIGHWAY 278 & BRICKYARD ROAD TO GENERAL COMMERCIAL (2006-9-21D)

Planning Director Snowden stated this parcel is currently zoned Restricted Development through Jasper County but are requesting General Commercial with the annexation. There is General Commercial in the vicinity. It is staff and Planning Commission's recommendation for approval.

**PUBLIC COMMENT-None**

Council Member Cooler made a motion to accept this ordinance as written; motion received a proper second from Council Member Horton and passed unanimously.

G. SECOND READING OF AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY WITH TMP 041-00-03-033 (+/-5.17 ACRES) KNOWN AS THE **SMITH** PROPERTY LOCATED AT HIGHWAY 278 & JOHN SMITH ROAD (2006-9-21E)

Planning Director Snowden stated this parcel is adjacent to the previous property and has frontage on Brickyard and 278, and John Smith Road. It is currently being developed for commercial. Staff and Planning Commission recommend approval.

**PUBLIC COMMENT-None**

Council Member Jones made a motion to accept this ordinance as written; motion received a proper second from Council Member Cooler and passed unanimously.

H. SECOND READING OF AN ORDINANCE FOR A ZONING AMENDMENT FOR THE FOLLOWING PARCEL 041-00-03-033 LOCATED ON HIGHWAY 278 & JOHN SMITH ROAD TO GENERAL COMMERCIAL (2006-9-21F)

**PUBLIC COMMENT-None**

Council Member Horton made a motion to accept this ordinance as written; motion received a proper second from Council Member Cooler and passed unanimously.

I. SECOND READING OF AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY WITH TMP 067-00-01-017 (+/-106.75 ACRES) KNOWN AS THE **REED** PROPERTY LOCATED AT NEW RIVER CENTER ON ARGENT BLVD (2006-9-21G)

Planning Director Snowden stated this has frontage along Argent Blvd. This will be two parcels subdivided by right of way.

**PUBLIC COMMENT-None**

Mayor Pro Tem Willis made a motion to accept this ordinance as written; motion received a proper second from Council Member Cooler and passed unanimously.

J. **SECOND READING OF AN ORDINANCE FOR A ZONING AMENDMENT FOR THE FOLLOWING PARCEL 067-00-01-017 LOCATED ON ARGENT BLVD TO GENERAL COMMERCIAL AND MIXED USE (2006-9-21H)**

Planning Director Snowden stated that 57.94 acres will be Mixed Use and 34.69 acres will be General Commercial.

**PUBLIC COMMENT-None**

Council Member Jones made a motion to accept this ordinance as written; motion received a proper second from Council Member Cooler and passed unanimously.

VI. **PRESENTATION & APPROVAL OF MINUTES FROM THE SEPTEMBER 21, 2006 PUBLIC HEARING & REGULAR CITY COUNCIL MEETING**

Council Member Horton made a motion to accept the minutes as written; motion received a proper second from Council Member Cooler and passed unanimously.

VII. **NEW BUSINESS**

None

VIII. **COMMITTEE REPORTS**

**Public Works**-Mayor Pro Tem Willis stated that there is one culvert at Keller Place that needs to be lowered. SCDOT would like us to have an engineer on site to oversee DOT do the work. The committee did not feel this should not be done since SCDOT has engineers. McTeer Street is progressing well. Mayor Pro Tem Willis stated that Ms. Lyndia Daniels would like let the city put a retention pond on her property.

**Planning & Zoning**-Council Member Cooler stated they are making very good progress and will be requesting another workshop soon.

**Recreation**-Council Member Jones stated that adult flag football registrations will go through October 27<sup>th</sup>. Youth Basketball registration will be starting soon.

**Special Events**-Council Member Jones stated they will be having the 2<sup>nd</sup> annual car show from 8 am to 2 pm. There will be music, arts and crafts, and rides and fireworks at the end of the show.

IX. **MANAGER'S REPORT**

ACM Griffin introduced Finance Director Michelle Werner. ACM Griffin introduced Special Events Coordinator Alexis Roeber.

**Planning**-Director Snowden stated they have the first Master Plan for East Argent. They have been going over the concept PDD for the Sherwood tract. The plats were recorded for Tradition. The Two Sisters Project has come back in for development on the residential portion and should be moving forward soon. They are working on two road reviews. Energov Software is

up and running. The committee has worked on the tree ordinance and now they are moving towards the sign ordinance.

**Fire-Chief** Ekaitis stated the department has responded to 90 calls; 50% were EMS with one fatality. Overall response time was 4 minutes 29 seconds which is below average. The total training hours were 138.5. Next week is Fire Prevention Week. There were 45 fire inspections and code enforcement hangers were 21 and one citation. There were 36 residential burn permits, 3 commercial burn permits and 11 businesses turned in for business licenses.

**Building Official-Hatter** stated that the new slope mower has arrived. They are working on the mowing and trash. There was a water leak at Exit 5 where the tractor ran over the sprinkler system. He plans on leveling that area out so they can cut it better. Two tractors have been down; one is fixed. He has installed a new sign at Industrial Park. The street sweeper is used every two weeks.

**Police-Chief** Hubbard stated the department answered 609 calls for service; 30 alarms, 21 escorts, assisted 27 motorists, investigated 25 traffic accidents and conducted 21 welfare checks and 485 other related calls.

**Municipal Court-Judge** Carroll stated court is running smooth. They will be getting ready for some jury trials. Court had 417 cases with approximately 45 bond hearings and 23 arrest warrants were issued. The audio/visual equipment is still being worked on.

**ACM-Griffin** stated Tradition will be having their grand opening on October 21<sup>st</sup>. They are continuing to work on development agreements.

X. **ADJOURNMENT**

Council Member Horton made a motion to adjourn; motion received proper second from Council Member Jones and passed unanimously.